

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	126-R-07
Date of complete submittal	2/06/15

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	PHD DEVELOPMENT L.L.C.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Letter of Consent Submitted	

Development / Project Name	
Development / Project Address	<u>Existing:</u> <u>New:</u>
Legal Description	
Tax ID Folio Numbers (For all parcels in development)	
Request / Description of Project	
Total Estimated Cost of Project	\$ (Including land costs)

Current Land Use Designation	
Proposed Land Use Designation	
Current Zoning Designation	
Proposed Zoning Designation	
Current Use of Property	
Number of Residential Units	
Non-Residential SF (and Type)	
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

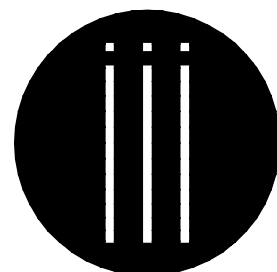
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		
Lot Density		
Lot Width		
Building Height (Feet / Levels)		
Structure Length		
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front []		
Side []		
Side []		
Rear []		

COCONUT GROVE

PROPOSED CLUSTER DEVELOPMENT

1700 SOUTHWEST 24TH STREET, FORT LAUDERDALE, FLORIDA



TRIO
DESIGN CONSULTANTS, LLC.
C.O.A. #27578

17100 COLLINS AVE. SUITE 220
SUNNY ISLES BEACH, FL 33160

T: 305.940.0555
F: 866.294.3579

PROJECT

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REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☒ SITE PLANNING
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS

COVER SHEET

PROJECT NUMBER:	ADN10
ISSUED:	02/06/15
DRAWN BY:	EBG
CHECKED BY:	DBR
FILENAME:	ADN10.NEW

SEAL

SHEET

A-0

DAVID B. ROGERS, P.E.
FLORIDA REG. NO. 54981



PROJECT TEAM

OWNER
PHD DEVELOPMENT, LLC.
CONTACT: ADNAN KABBARA
PHONE: 954.294.4926
FAX: 954.389.4446
EMAIL: adnankabbara@spcoinc.com

PROFESSIONAL OF RECORD
TRIO DESIGN CONSULTANTS, LLC.
PHONE: 305.940.0555
FAX: 866.295.3579

SURVEYOR
KERI LAND SURVEYING INC.
PHONE: 954.473.8010

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE/PLANNING, INC.
CONTACT: TOM WHITE
PHONE: 561.276.6311
FAX: 561.276.3869
EMAIL: dbiapinc@aol.com

DRAWING INDEX

GENERAL
A-0 TITLE SHEET

ARCHITECTURAL
SP-0 AERIAL
SP-1 SITE PLAN
SP-2 STAGING PLAN

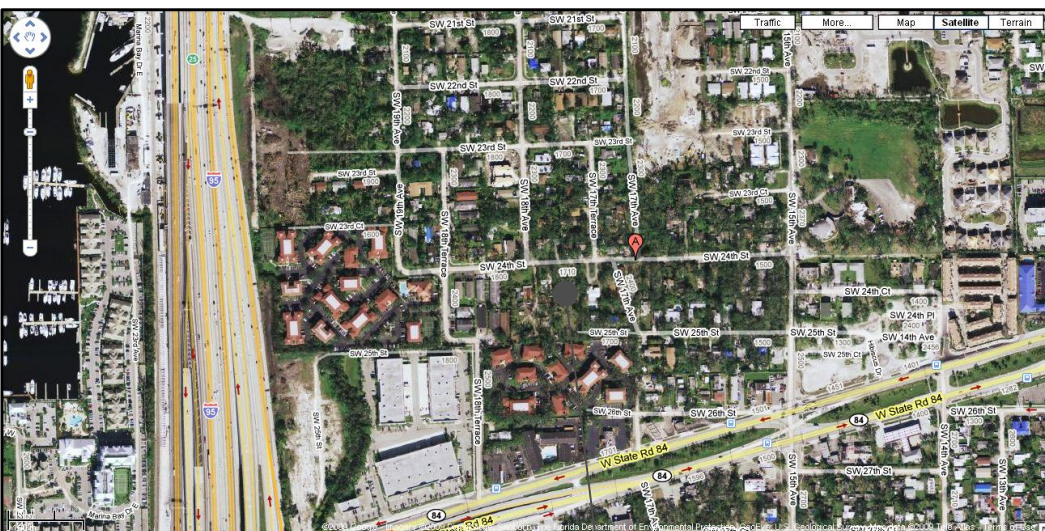
LANDSCAPING
L-1 LANDSCAPE PLAN & NOTES

ARCHITECTURAL
A-1.0 FIRST AND SECOND FLOOR PLAN
A-2.0 ROOF PLAN
A-3.0 EXTERIOR ELEVATIONS
A-3.1 EXTERIOR ELEVATION
D-1 DETAILS

LEGAL DESCRIPTION

THE WEST 100 FEET OF THE EAST 232 FEET OF LOT 17 OF "F.A. BARRETT'S SUBDIVISION OF W 1/2 SEC 21, T 50 S, R 42 E" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AERIAL VIEW

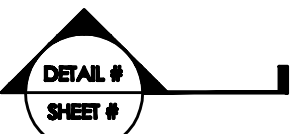


LOCATION OF SITE

LOCATION MAP



SYMBOLS



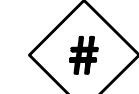
SECTION MARK



DETAIL MARK



ELEVATION MARK



DOOR MARK



WINDOW MARK



WIND LOADS



MULTIFAMILY APARTMENTS
3-STORY BUILDING
RML-25

SINGLE FAMILY
ONE STORY BUILDING
RD-15

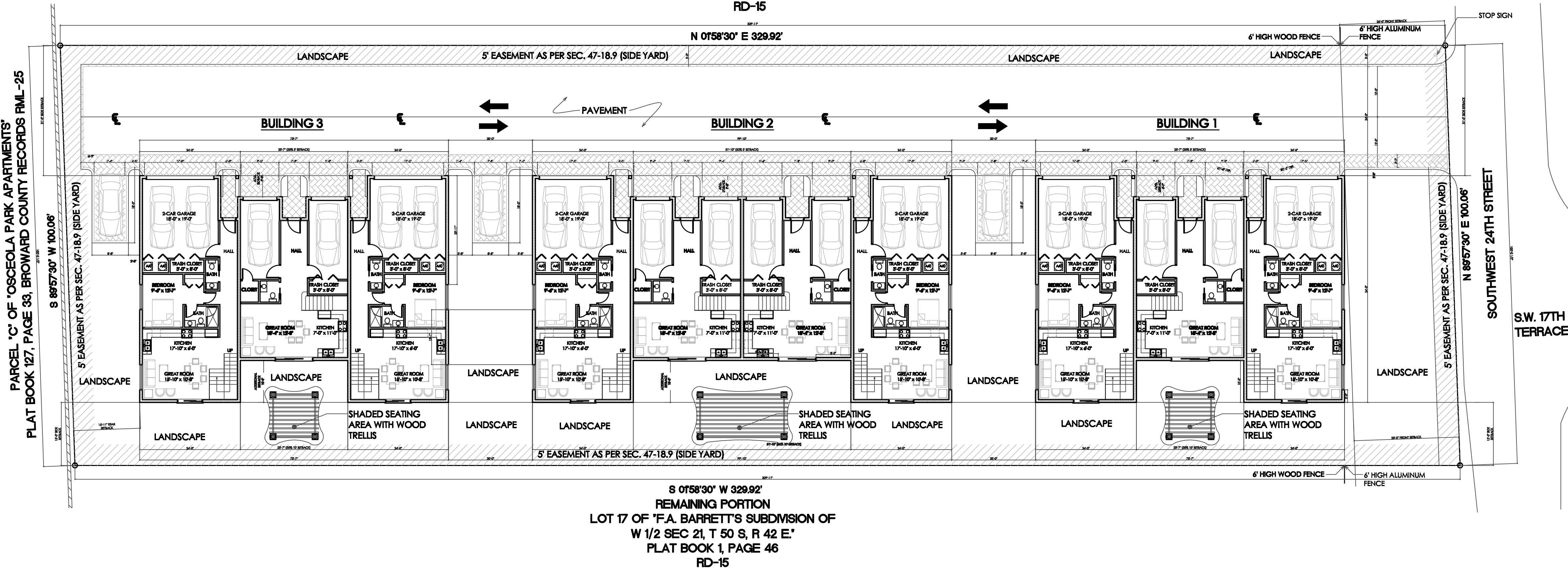
SINGLE FAMILY
ONE STORY BUILDING
RD-15

SITE

SINGLE FAMILY
TWO STORY BUILDING
RD-15

PUD

REMAINING PORTION
LOT 17 OF 'F.A. BARRETT'S SUBDIVISION OF W 1/2 SEC 21, T 50 S, R 42 E'
PLAT BOOK 1, PAGE 46
RD-15



S 0158°30' W 329.92'
REMAINING PORTION
LOT 17 OF 'F.A. BARRETT'S SUBDIVISION OF
W 1/2 SEC 21, T 50 S, R 42 E'
PLAT BOOK 1, PAGE 46
RD-15

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SITE INFORMATION:

FUTURE LAND USE DESIGNATION:	MEDIUM
PROPOSED LAND USE DESIGNATION:	MEDIUM
CURRENT ZONING DESIGNATION:	RD-15
PROPOSED ZONING DESIGNATION:	RD-15
CURRENT USE:	SINGLE FAMILY RES.
WATER/WASTE WTR. SERV. PROVIDER:	CITY OF FT. LAUDERDALE
UNITS TYPE:	CLUSTER UNITS
MIN. LOT SIZE REQUIRED:	3,000 S.F. PER D.U. = 30,000 S.F.
LOT SIZE PROVIDED:	32,991 S.F. (0.76 ACRES)
MAXIMUM DENSITY ALLOWED:	15 DU PER ACRE
D.U. ALLOWED:	0.76 x 15 = 11.3
D.U. PROVIDED:	10 D.U.
BLDG. FOOTPRINT COVERAGE:	11,421 S.F. (34.6%)
FAR:	23,218 / 32,991 SF = 0.70
OPEN SPACE:	21,570 S.F. (65.4%)
VEHICULAR USE AREA (VUA):	9,296 S.F. (28%)
MINIMUM LOT WIDTH REQUIRED:	50 FEET
LOT WIDTH EXISTING:	100'
MINIMUM FLOOR AREA REQUIRED:	750 S.F. PER DU
FLOOR AREA PROVIDED:	2,023 S.F. PER D.U. (MIN.)

BUILDING SETBACKS:

	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT (NORTH)	25'-0"	25'-0" (TO BLDG.)		
REAR (SOUTH)	15'-0"	15'-11" (TO BLDG.)		
SIDE (EAST)	5'-0"	15'-0" (TO BLDG.)		
SIDE (WEST)	5'-0"	31'-0" (TO BLDG.)		

ADDITIONAL SETBACKS:

	REQUIRED LENGTH	PROVIDED LENGTH	REQUIRED SETBACK	PROVIDED SETBACK
BLDG 1,3				
FRONT	±18'-5" (25%)	25'-7" (35%)	5'-0"	5'-0"
REAR	±18'-5" (25%)	25'-7" (35%)	10'-0"	10'-0"
BLDG 2				
FRONT	±24'-11" (25%)	51'-10" (52%)	5'-0"	5'-0"
REAR	±24'-11" (25%)	51'-10" (52%)	10'-0"	10'-0"

LANDSCAPE:

MIN. LANDSCAPE REQ.:	32,991 S.F. x 35% = 11,547 S.F.
LANDSCAPE PROVIDED:	11,866 S.F. = 36%

PARKING:

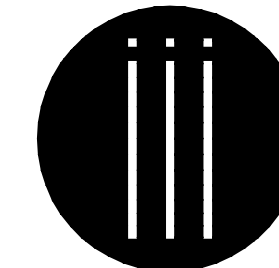
MIN. PARKING REQUIRED:	2 PER D.U. = 20 SPACES
PARKING PROVIDED:	23 SPACES

BUILDING SUMMARY:

- BUILDING HEIGHT:
ALLOWED: 3 STORIES OR 35'-0"
PROVIDED: 2 STORIES (29'-6 1/2')

2. UNIT SQUARE FOOT AREAS:

UNITS TYPE 'A' (6 UNITS)	
4 BEDROOMS, 3 1/2 BATHS	
AREA OF UNIT FIRST FLOOR (A/C):	805 S.F.
AREA OF UNIT SECOND FLOOR (A/C):	1,283 S.F.
TOTAL A/C AREA:	2,088 S.F.
GARAGE:	433 S.F.
TOTAL AREA:	2,521 S.F.
TOTAL AREA UNITS TYPE 'A':	15,126 S.F.
UNITS TYPE 'B' (4 UNITS)	
3 BEDROOMS, 2 1/2 BATHS	
AREA OF UNIT FIRST FLOOR (A/C):	568 S.F.
AREA OF UNIT SECOND FLOOR (A/C):	1,024 S.F.
TOTAL A/C AREA:	1,592 S.F.
GARAGE:	431 S.F.
TOTAL AREA:	2,023 S.F.
TOTAL AREA UNITS TYPE 'B':	8,092 S.F.
TOTAL AREA:	23,218 S.F.



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PROJECT

COCONUT GROVE
CLUSTER DEVELOPMENT

1700 SOUTHWEST 24TH STREET
FORT LAUDERDALE
FLORIDA

CONSULTANT

REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☒ SITE PLANNING
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

DEMOLITION SITE PLAN

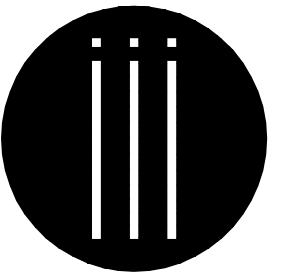
PROJECT NUMBER:	ADN10
ISSUED:	02/06/15
DRAWN BY:	EBG
CHECKED BY:	DBR
FILENAME:	ADN10.NEW

SEAL

SHEET

SP-1

DAVID B. ROGERS, P.E.
FLORIDA REG. NO. 54981



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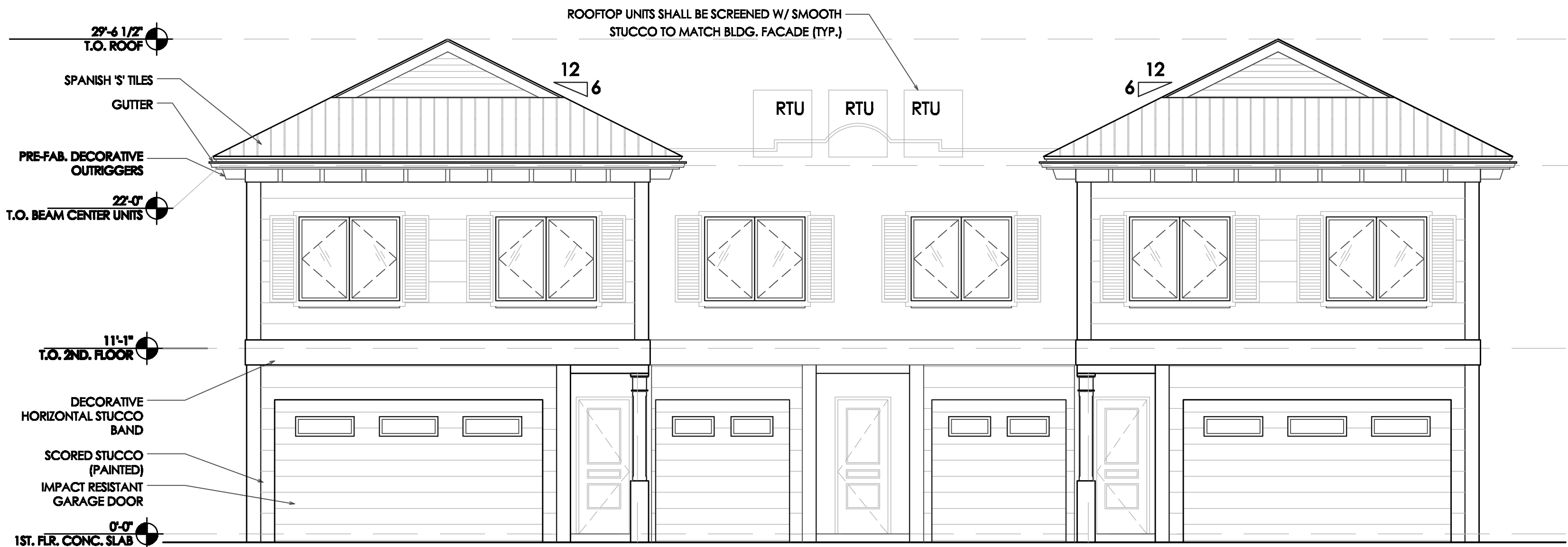
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ELEVATIONS- BLDGS. 1 & 3

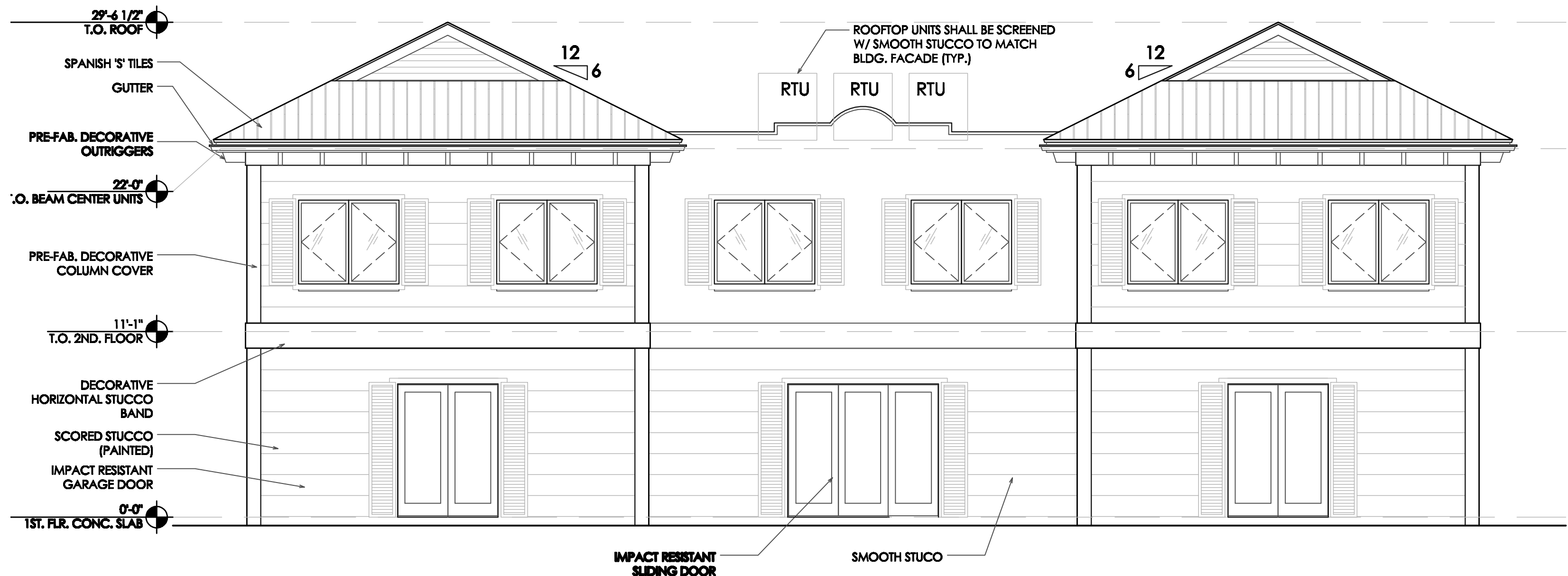
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SEAL	SHEET
	A-3.0
DAVID B. ROGERS, P.E. FLORIDA REG. NO. 54981	



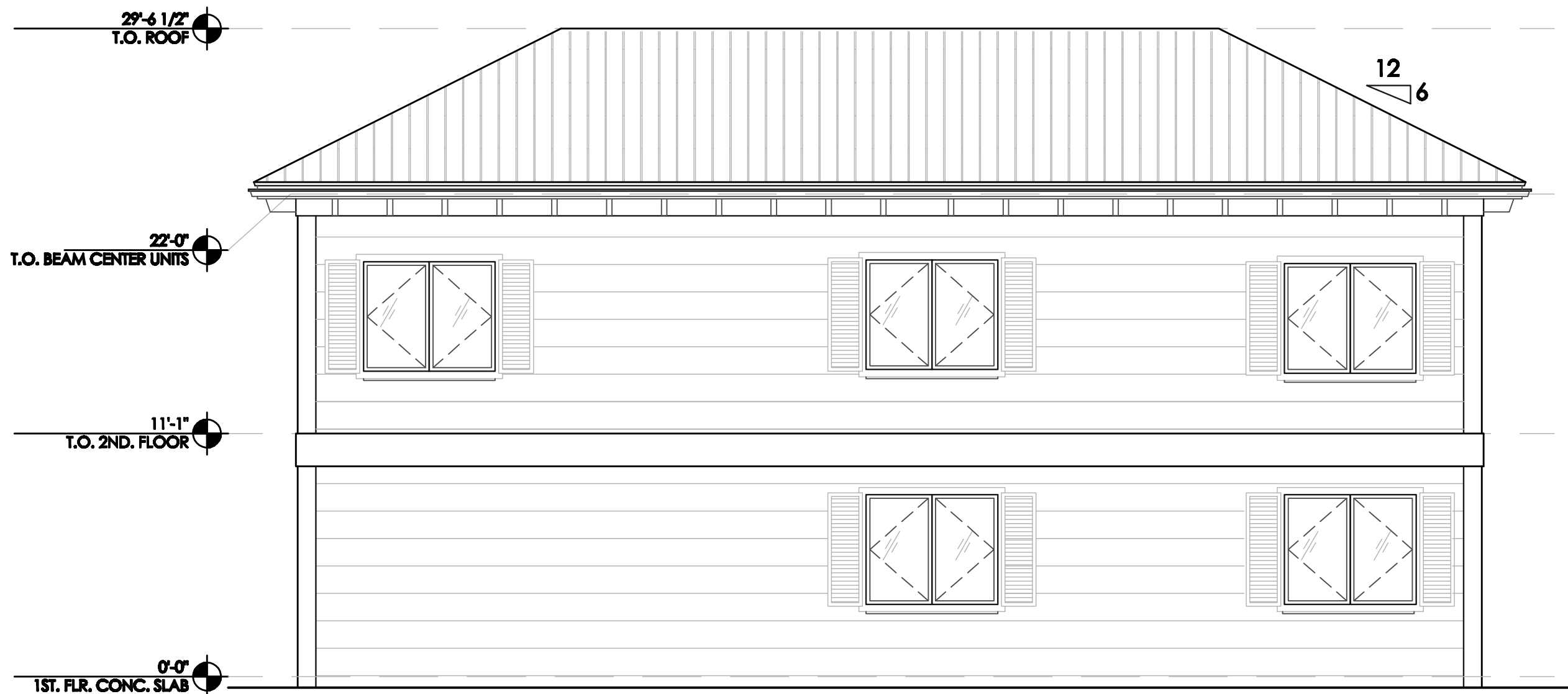
01 WEST (FRONT) ELEVATION BUILDING 1 & 3

3/16" = 1'-0"



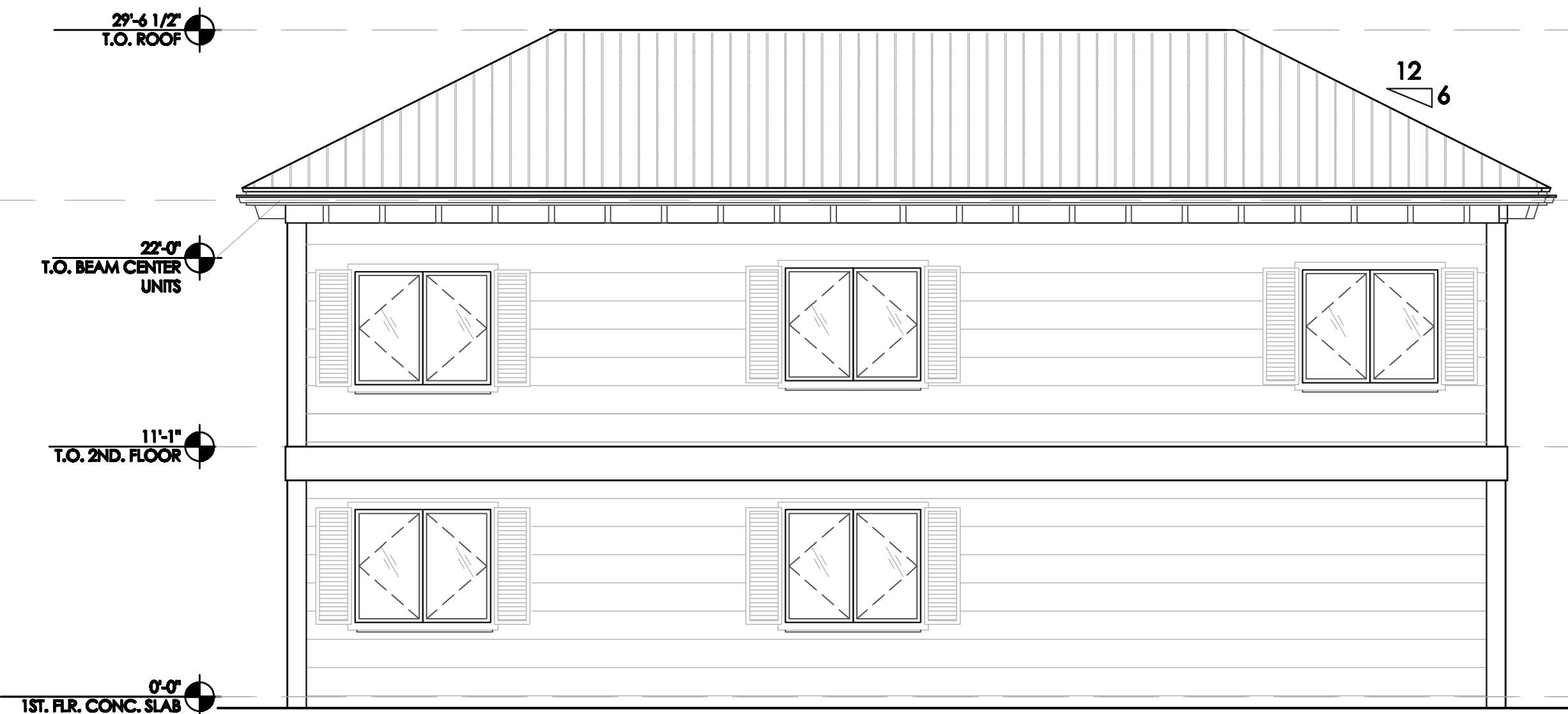
02 EAST (REAR) ELEVATION BUILDING 1 & 3

3/16" = 1'-0"



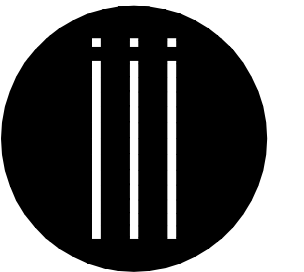
03 SOUTH (SIDE) ELEVATION, (TYPICAL)

3/16" = 1'-0"



04 NORTH (SIDE) ELEVATION, (TYPICAL)

3/16" = 1'-0"



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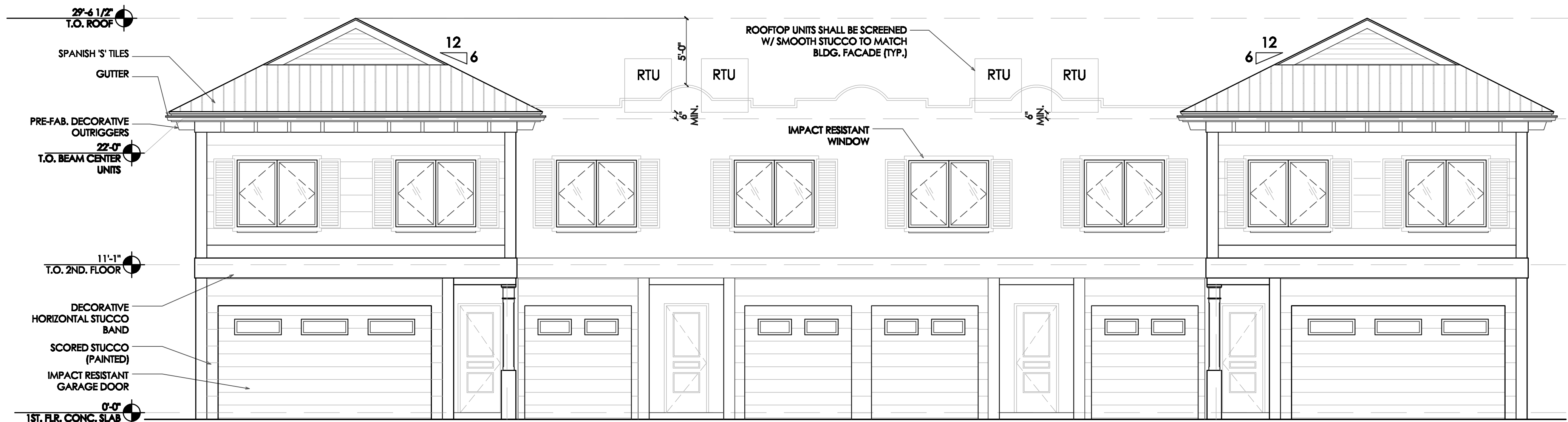
PROJECT PHASE

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ELEVATIONS BLDG.2

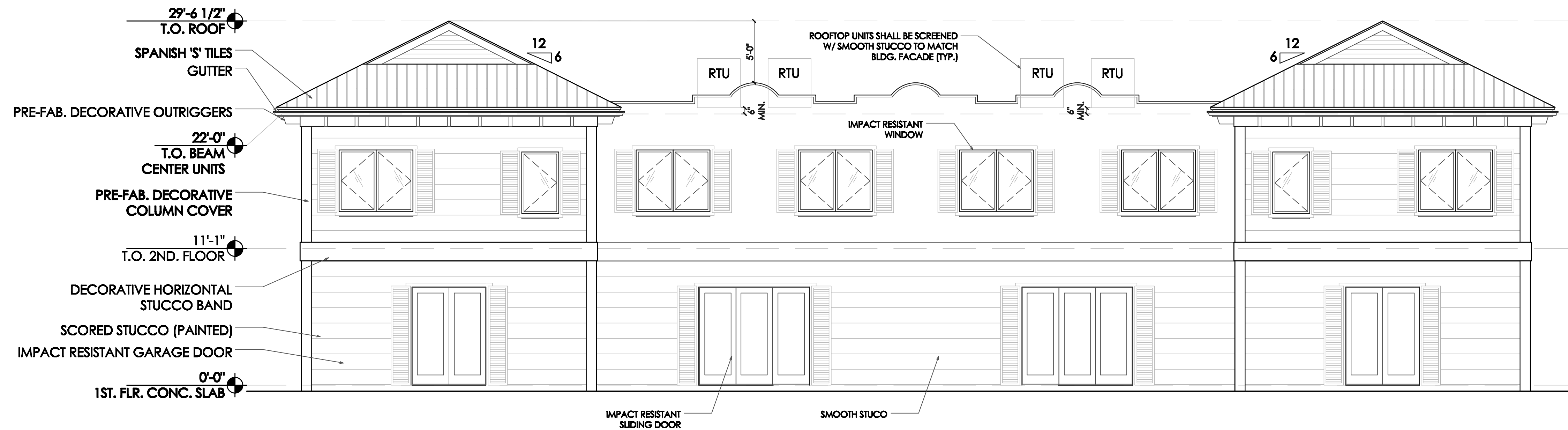
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DRAWN BY:	EBG
CHECKED BY:	DBR
FILENAME:	ADN10.NEW

SEAL	SHEET
	A-3.1
DAVID B. ROGERS, P.E. FLORIDA REG. NO. 54981	



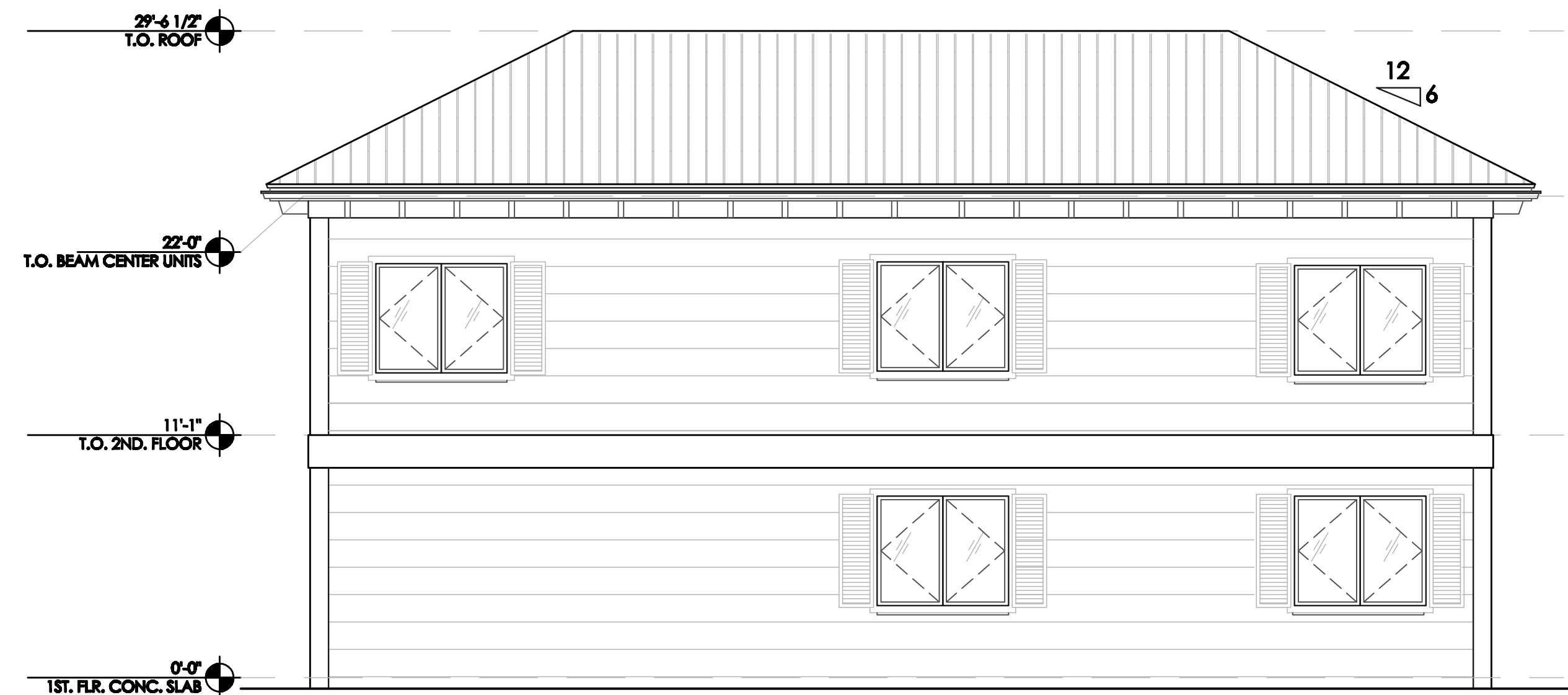
01 WEST (FRONT)ELEVATION, BUILDING 2

3/16" = 1'-0"



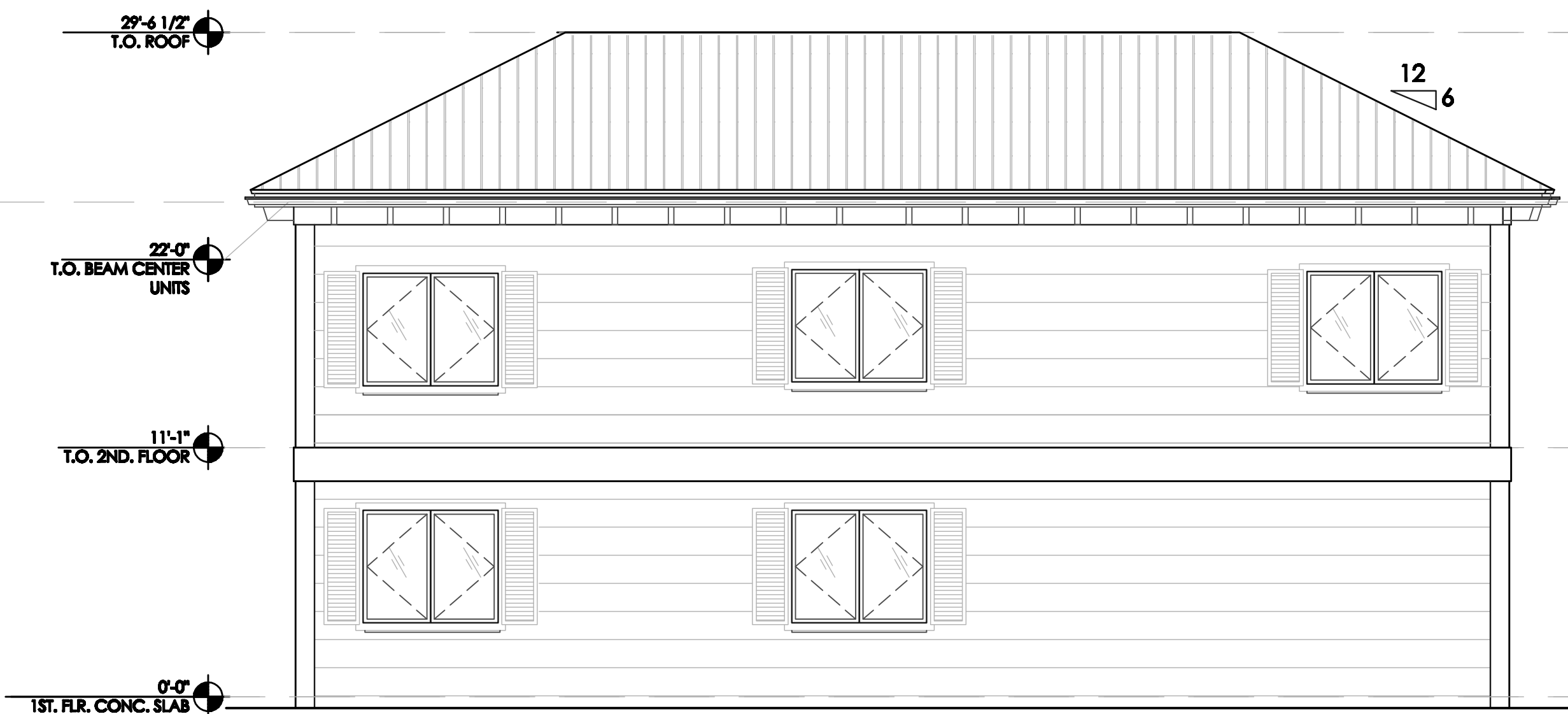
02 EAST (REAR) ELEVATION, BUILDING 2

3/16" = 1'-0"



03 SOUTH (SIDE) ELEVATION, (TYPICAL)

3/16" = 1'-0"



04 NORTH (SIDE) ELEVATION, (TYPICAL)

3/16" = 1'-0"



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: April 28, 2015

Project Name: PHD Development, LLC / Coconut Grove

Case Number: R15018

Request: Site Plan Level III Review: Ten (10) Unit Cluster Development

Location: 1700 SW 24th Street

Zoning: Residential Single Family and Duplex / Medium Density District (RD-15)

Land Use: Medium

Project Planner: Eric Engmann

Case Number: R15018

CASE COMMENTS:

Please provide a response to the following:

1. Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, Design and Construction of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Flood Plain Manager or his/her designee.

FLOOD ZONE FINDINGS

- Property Flood Zone(s) 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Elevation N/A
Panel Number 12011C0558H
- Does the Flood Zone cross the Structure Yes or ☒ No

2. Plans shall show :
 - Type of Construction - _____
 - Type of Occupancy Group - _____
 - Exposure Category C.
 - Risk Category II.
 - Ultimate design wind speed 170MPH
 - Building Design Loads ASCE 7-10
3. Elevations on survey and plans shall be based on the North American Vertical Datum (NAVD) 1988, per the new revised NFIP FIRM Maps.
4. Will these units be fee simple or condominium?
5. Fee simple units shall not have adjacent A/C units mounted on the other person's roof. Each structure shall have its own equipment and services.
6. Roof slopes - Rainwater or other liquid wastes from any premises shall be disposed of where same originates and/or falls. The disposal of any rainwater or other liquid wastes by causing or allowing same to be disposed of or flow on or across any adjoining property or sidewalk, either public or private, shall be deemed a nuisance, and shall be corrected by properly disposing of same. 101.4.4.1(a)

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. This review is to assist with and help preempt design conflicts. This review does not constitute compliance with the Florida Building Code nor does it alleviate submittal to the building department for a complete review for code compliance.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that “work shall be done in accordance with the Building Code” or “to the satisfaction of the Building Official” shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.

2. See our website for our submittal check list and other important forms.
http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm
3. Code Change taking Place June 30, 2015 – 5th edition of the Florida Building Code.

Case Number: R15018

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 5' Right-of-Way dedication along south side of S.W. 24th Street, to complete half of 50' Right-of-Way section for local City street; show linework in the plans and provide exhibit, as appropriate
- b. Provide updated survey showing existing S.W. 24th Street Right-of-Way width. If inadequate, provide 5' Right-of-Way and/or permanent easement dedication along south side of S.W. 24th Street, to allow sufficient width to incorporate proposed public sidewalk access; show linework in the plans and provide exhibit, as appropriate

CASE COMMENTS:

A. Please respond to Comments 1 through 13 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Show sight triangles at the intersection of driveways with the street for safe and adequate access of drivers and pedestrians.

6. Please be advised that any road cuts for utilities or curb cuts within 50' in the City Right-Of-Way shall be restored to full lane width, per City Code of Ordinances Section 25-108.
7. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape, as well as utilizing the pervious pavers in the City Right-Of-Way along S.W. 24th Street.
8. Note a Maintenance Declaration will be required for all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.
9. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along S.W. 24th Street. Please contact the Case Planner for details to match the area.
10. All concrete sidewalks preferred to be 5' (min.) width and 4-inch (min.) thickness, and constructed to the specifications of the city per ULDR Section 47-24.5.E.
11. For legibility, show larger text size/arrows on Site Plan (SP-1).
12. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-Of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
13. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 14 through 19 prior to Final DRC sign off

14. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
15. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
16. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.

- c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
17. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to right-of-way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's right-of-way.
18. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
19. Show utilities on the landscaping plans for potential conflict.

B. Respond to Comments 20 through 33 prior to Engineering Permit Approval

20. Provide a Maintenance Declaration for the landscaping and/or lighting (if any proposed) in the City Right-Of-Way.
21. Please be advised that all proposed improvements within or adjacent to the City's right-of-ways are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's right-of-way.
22. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
23. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
24. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
25. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery

2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
26. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
27. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
28. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.

29. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
30. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
31. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
32. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
33. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15018

CASE COMMENTS:

Please provide a response to the following:

1. Sheet SV-1 Tree Survey must correspond to landscape plans. Be sure tree to remain or be relocated are illustrated on landscape plan and the tree numbers are carried over accordingly.
2. Provide a corresponding list of all existing trees and palms. This is to include tree number, botanical name, common name, overall height, trunk DBH for trees, clear trunk for palms, condition %, and status for each existing tree and palm on site.
3. Effort shall be made to design around existing trees and to incorporate relocation of existing trees and palms. Please evaluate existing trees and incorporate this on plans.
4. Provide ISA Certified Arborist report for all specimen trees on site. Note that removal and/or relocation of specimen trees are required to have a separate permit and that a bond or mitigation payment may be required prior to permitting.
5. Provide mitigation calculations for replacement tree requirements. Confirm that mitigation is being met on site. Reference Landscaping & Trees subheading at <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits> for permit, calculation, and document downloads.
6. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.
7. Confirm with civil and life safety plans that utilities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility.
8. Provide a table illustrating landscape and site requirement calculations. Include comparative information regarding required vs. provided.
9. Shift the sidewalk location in toward the property to allow for pervious area on both sides of the sidewalk. Provide street and perimeter trees alternating along the sidewalk in these areas.
10. Incorporate Florida Friendly Landscaping principles on site including eliminating small strips of sod to create appropriate hydrozones.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

11. A Florida Registered Landscape Architect is required to provide signed and sealed plans.
12. Fences facing the street are required to be planted with continuous hedges, shrubs, groundcover, and trees. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2' tall planted 2' apart.
 - b. Groundcover may be 6" tall planted 6" apart.
 - c. Trees may be standard or flowering at 10' tall, or palms at 8' clear trunk, planted an average of 1 tree per 20' or portion thereof.

- d. Please specifically note and illustrate this on plans.
13. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system.
- a. This area is to be minimum 3' feet deep and extend at least the same length as the longest side of the sign, as per ULDR 47-22.E.3.
 - b. Continuous planting is to be mulched and can be 1' plants installed 1' apart, 2' plants installed 2' apart, etc.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.

Please consider the following prior to submittal for Building Permit:

- 14. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
- 15. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
- 16. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.

Case Number: R15018

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Medium Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) Please note that pursuant to the recent passing of an ordinance outlining Public Participation requirements of Unified Land Development Regulations (ULDR) Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, ten (10) days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 5) Comply with Cluster Development requirements:
 - a) Additional Setbacks. The front and rear facades' additional setback requirements should align with the front and rear sides of the property. This will require additional setbacks for a portion of the buildings abutting the front (north) and rear (south) property lines.
 - b) Entrance Requirements. This requirement applies to the north side of the building facing SW 24th Street. A front façade, including a separate entrance and front porch, is required on this side of the property. Front porches are allowed up to 17 feet from the property line (per Sec. 47-19.2.Y) to provide a more human-scale environment and create a nicer building presence.
 - c) Fence Requirements. The site plan indicates 6' high aluminum fences within the 25' front yard setback, however the narrative expresses that no fences will be erected. Provide the fence details to show compliance with this requirement.
 - d) Step Back Requirements. Provide plans that show that the buildings' step backs are consistent with 47.18.9.C.4.d.iv.

- e) Driveway Easement. Provide proposed access easement over driveway area as required per Sec. 47-18.9.C.3.
 - f) Discuss locating A/C units on their individual rooftop since it is a requirement of the ULDR for cluster developments to be individually owned. Renderings are required to insure that the A/C units will be completely concealed from view as per 47-19.2.Z.
 - g) Provide proposed access easement between buildings as required per Sec. 47-18.9.C.4.b.
 - h) Label the easement along the south property line as the rear yard.
- 6) In an effort to reduce non-pervious ground area, please consider using pervious paving for the additional parking spaces between the buildings. These spaces can be reduced to 16' in depth with a 2' wheel stop and overhang.
- 7) Reconfigure sidewalk and move it back onto the subject property to allow for additional landscaping between the sidewalk and the roadway.
- 8) The survey lists the centerline of the roadway on the edge of the subject property. Please clarify or revise discrepancy accordingly.
- 9) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 10) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
- 11) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS:

- 1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ Board sign-off, please schedule an appointment with the project planner (call 954-828-5868) to review project revisions and/or to obtain a signature routing stamp.
- 2. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 3. Additional comments may be forthcoming at DRC meeting.
- 4. Provide a written response to all DRC comments within 180 days or additional DRC review may be required.

4/28/2015

Case Number: R15018

CASE COMMENTS:

Please provide a response to the following:

1. Is there going to be any access control feature for vehicles entering the private garage driveway?
2. All glazing, including sliding glass doors or French doors, should be impact resistant.
3. Entry doors should be solid, impact resistant or metal. This also applies to the interior garage door.
4. Exterior garage door should be impact resistant.
5. Units should be prewired for an alarm system.
6. Entry doors should be equipped with a 180 degree peephole or view port for security.
7. Entry doors should be equipped with a quality secondary deadbolt locking system.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction.
Please submit comments in writing prior to DRC sign off.

Case Number: R15018

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. Identify containers.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4
11. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15018

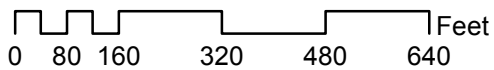
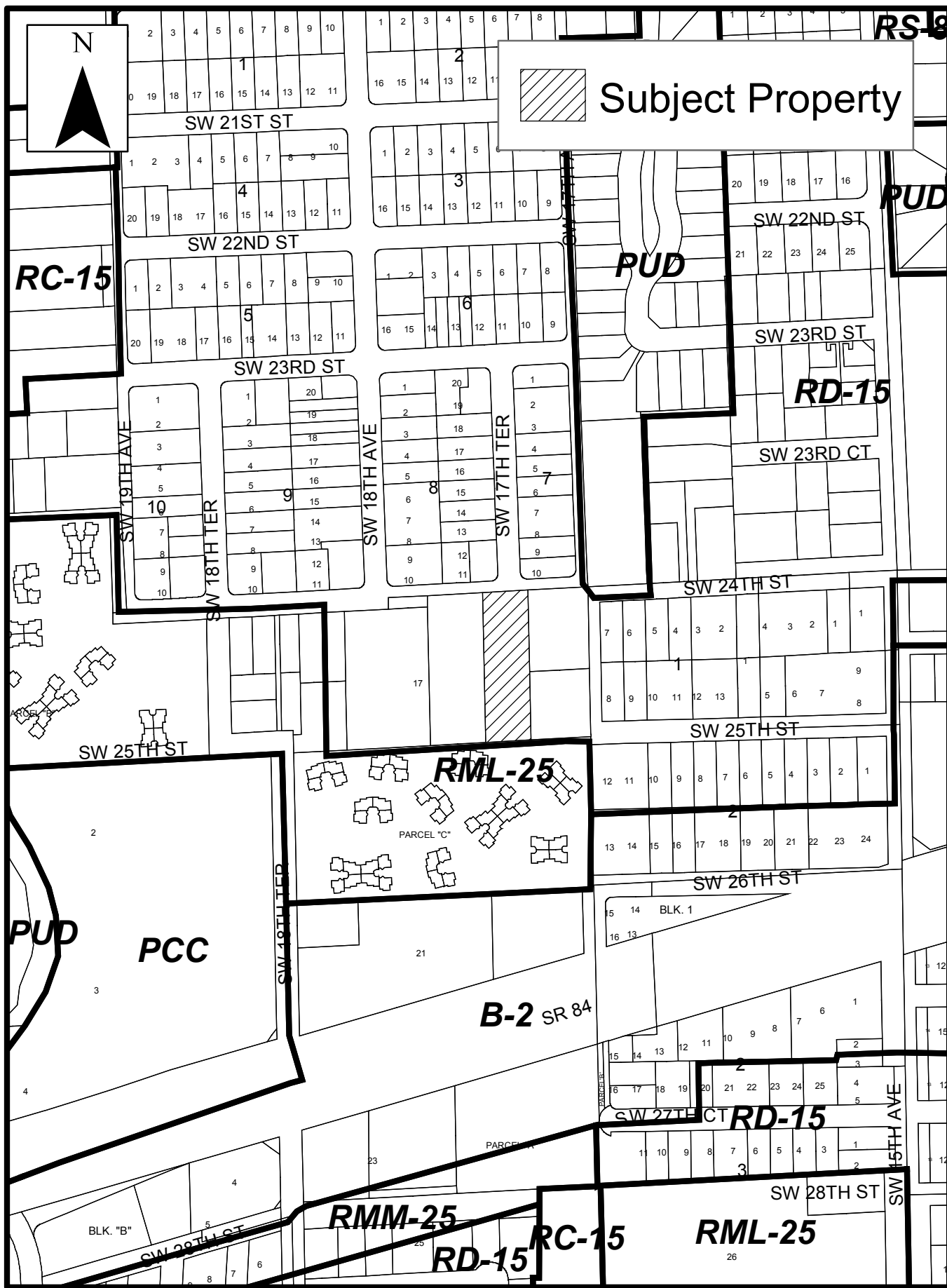
CASE COMMENTS:

1. Provide bicycle racks. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide.
2. Provide a traffic impact statement. Coordinate with the Transportation and Mobility Department to discuss a traffic impact study.
3. Consider providing 9' travel lanes and a 6' sidewalk in front of the units.
4. Ensure adequate walking area around guest parking spaces. Consider shifting vegetation slightly away from the parking spaces.
5. In an effort to reduce non-pervious ground area, please consider using pervious paving for the additional parking spaces between the buildings. These spaces can be reduced to 16' in depth with a 2' wheel stop and overhang. Ensure the locations of the doors into the garages (2-car) are functional. Ensure there is enough clearance for a car to park and the door to open.
6. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
7. Additional comments may be provided upon further review.
8. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



R15018